

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R27912

SJ

Property Information

property address: 707 GARDEN ACRES

legal description: GARDEN ACRES, LOT 70

owner name/address: FERNANDEZ, JAN & FIDEL

707 GARDEN ACRES BLVD

BRYAN, TX 77802-4012

full business name:

land use category: single family residential type of business:

current zoning: RD-5

occupancy status: occupied

lot area (square feet): 16,000

frontage along Texas Avenue (feet): n/a

lot depth (feet): 159.23

sq. footage of building: 1,292

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

lot width: 100.67

Improvements

of buildings: 2 building height (feet): 13 # of stories: 1

type of buildings (specify): wood house w/ metal shed

building/site condition: 3 - needs landscaping maintenance (now, etc)

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: fair - gravel

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: needs landscaping maintenance - front yard

Outside Storage

☒ yes ☐ no (specify) shed
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
